

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	3816 Paul Street, Douglasville, GA 30135	Order ID	6967884	Property ID	29174371
Inspection Date	12/03/2020	Date of Report	12/04/2020		
Loan Number	42682	APN	00830150042		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Douglas		

Tracking IDs					
Order Tracking ID	1202BPOs	Tracking ID 1	1202BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Jones Joyce	Condition Comments SUBJECT PROPERTY IS A RANCH STYLED HOME LOCATED WITHIN AN ESTABLISHED DEVELOPMENT. SUBJECT PROPERTY APPEARS TO HAVE BEEN MAINTAINED WITH NO VISIBLE EXTERIOR REPAIRS DETECTED.
R. E. Taxes	\$1,152	
Assessed Value	\$29,320	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED SUBURBAN DEVELOPMENT THAT REFLECTS A SELLERS MARKET.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$124,900 High: \$229,900	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3816 Paul Street	3919 Cindy Dr	3825 Bentley Dr	3875 Paul St
City, State	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
Zip Code	30135	30135	30135	30135
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.04 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$157,000	\$129,900	\$199,900
List Price \$	--	\$157,000	\$129,900	\$199,900
Original List Date		11/12/2020	11/04/2020	10/28/2020
DOM · Cumulative DOM	-- · --	20 · 22	28 · 30	35 · 37
Age (# of years)	38	44	37	37
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,091	1,232	1,196	1,100
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Carport 1 Car	None	None	Attached 1 Car
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	1,232	1,146	1,100
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.27 acres	0.27 acres	0.30 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Looking for a new home for the holidays? This hard to find gem is move in ready and priced to sell! Newly renovated ranch style home on a full basement features 3 spacious bedrooms and 2 full baths. Updates include new cabinetry and flooring throughout in the latest styles. Fresh paint inside and out. Updated electrical, HVAC, hot water heater, light fixtures, plumbing fixtures - and so much more. Large homesite has great potential for an outdoor oasis too. Don't wait!! This one won't last. **Listing agent is related to the seller. Investor owned. No disclosures.

Listing 2 Amazing opportunity to own this raised ranch on a full partially finished basement in an established neighborhood close to shopping and I-20. Great for the savvy investor or first time home buyer

Listing 3 This home is back on the market with more updates! It is basically BRAND NEW from the slab up! It has a new roof, HVAC, water heater, floors, cabinets, appliances, windows, walls, bathrooms, siding, deck, porch, new shutters and tree removal. Complete renovation with clean modern finishes. Partial unfinished basement for your mancave, office or whatever you choose. Partial wooded backyard for privacy in an established neighborhood. Close to I-20 and shopping. Don't miss out!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3816 Paul Street	3906 Paul St	4041 Cindy Dr	4004 Cindy Dr
City, State	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
Zip Code	30135	30135	30135	30135
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.36 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$145,000	\$157,900	\$149,900
List Price \$	--	\$145,000	\$157,900	\$149,900
Sale Price \$	--	\$135,000	\$158,000	\$149,900
Type of Financing	--	Conv.	Conv.	Conv.
Date of Sale	--	09/17/2020	10/09/2020	09/01/2020
DOM · Cumulative DOM	-- · --	41 · 41	49 · 49	20 · 20
Age (# of years)	38	36	36	44
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story RANCH	1 Story RANCH	Split TRADITIONAL	Split TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,091	1,170	1,322	1,264
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.		--	--	364
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.33 acres	0.32 acres	0.46 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE
Net Adjustment	--	\$0	-\$4,620	-\$3,460
Adjusted Price	--	\$135,000	\$153,380	\$146,440

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Adorable 3 bed/2 bath ranch with Master on Main and no step entry. This well maintained one owner home features updated hardwood floors in living room and kitchen. Roof has been recently replaced. Large fenced in back yard. Hot water heater replaced in 2015. Master has private bathroom and 2nd bedroom has private access to hall bathroom. Cute home at a great price, will go quickly!
- Sold 2** Welcome Home! This 3/2 split foyer has just been renovated... including all new paint, flooring, lighting, decks rebuilt, basement finished with laundry room, and new hot water heater, the new roof has been paid for just waiting on weather to permit the installation. Located within the city of Douglasville and centrally located to schools, shopping, parks, dining and I-20
- Sold 3** This property will not go FHA until 30 September. Great property here, just renovated and down at the end of the street. 4BR/2BA (use bonus/family room downstairs as Bedroom #4). New kitchen countertops, dishwasher, new fridge, new range (black appliances), new water heater, new flooring, new paint inside and out. Unfinished room as well in basement. New deck overlooks great big shaded and fenced backyard. Carport. Great schools. Easy access to shopping and I-20. Just 25 minutes from downtown Atlanta. Don't miss out on this one - it will not last long. :)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				PER COUNTY TAX RECORDS SUBJECT PROPERTY SOLD ON 3/21/2007 IN THE AMOUNT OF \$110,400.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$142,900	\$142,900
Sales Price	\$139,900	\$139,900
30 Day Price	\$135,000	--
Comments Regarding Pricing Strategy		
<p>GUIDELINES USED IN THIS REPORT: ***** Search requirements were based on surrounding comparables most comparable to subject property by sq footage, style, condition (fair market) and lot size. A wider search may have been conducted to find comps most comparable to subject property that fit the client's requirements of fair market homes that are equal to most homes on the market. The comparables used in this report are most comparable to subject property and reflect subject's current market value. Adjustments have been made for any and all comparable differences. ***** Proximity for some sold and list comps may have been widened due to the need to find comparable comps with list date, pending date sold date for normal market and GLA. ***** Sold and list comparables used in this report: The comparables used in this report are most comparable to the subject property by the client's guidelines and were selected over other sold and list comparables within the subjects surrounding area for these reasons. Note: All sold and list comps information used in this report has been verified by tax records. ***** Subjects value conclusion: The subjects as is sales price was based on those current fair market comparables most comparable to the subject property located within the subjects surrounding area and reflects the current fair market value of the property.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street

Listing Photos

L1 3919 Cindy Dr
Douglasville, GA 30135



Front

L2 3825 Bentley Dr
Douglasville, GA 30135



Front

L3 3875 Paul St
Douglasville, GA 30135



Front

Sales Photos

S1 3906 Paul St
Douglasville, GA 30135



Front

S2 4041 Cindy Dr
Douglasville, GA 30135



Front

S3 4004 Cindy Dr
Douglasville, GA 30135



Front

ClearMaps Addendum

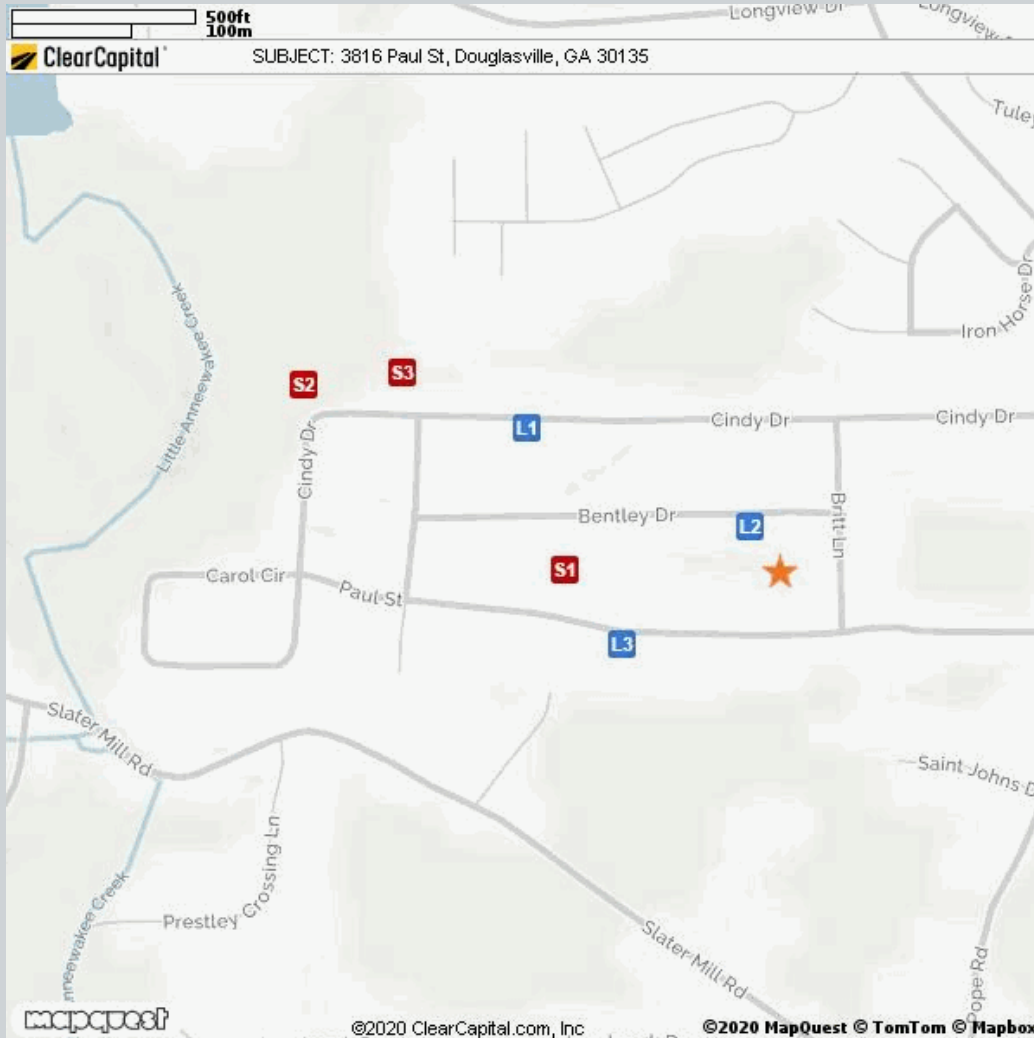
Address ★ 3816 Paul Street, Douglasville, GA 30135

Loan Number 42682

Suggested List \$142,900

Suggested Repaired \$142,900

Sale \$139,900



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3816 Paul Street, Douglasville, GA 30135	--	Parcel Match
L1 Listing 1	3919 Cindy Dr, Douglasville, GA 30135	0.21 Miles ¹	Parcel Match
L2 Listing 2	3825 Bentley Dr, Douglasville, GA 30135	0.04 Miles ¹	Parcel Match
L3 Listing 3	3875 Paul St, Douglasville, GA 30135	0.12 Miles ¹	Parcel Match
S1 Sold 1	3906 Paul St, Douglasville, GA 30135	0.15 Miles ¹	Parcel Match
S2 Sold 2	4041 Cindy Dr, Douglasville, GA 30135	0.36 Miles ¹	Parcel Match
S3 Sold 3	4004 Cindy Dr, Douglasville, GA 30135	0.30 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Trina Dowdy	Company/Brokerage	ATLANTAHOMESTEADS
License No	266749	Address	6000 STEWART PKWY DOUGLASVILLE GA 30154
License Expiration	02/28/2023	License State	GA
Phone	7705724741	Email	yourbroker@atlantahomesteads.com
Broker Distance to Subject	4.24 miles	Date Signed	12/04/2020

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.